



SHORT PLAT NO. SP17-_____

APPROVALS:

CITY OF ISSAQUAH

DSD PLANNER _____ DATE _____ DSD ENGINEER _____ DATE _____

DSD LAND DEVELOPMENT MANAGER _____ DATE _____

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2017.

ACCOUNT NUMBER: 332406-9508

ASSESSOR _____ DEPUTY ASSESSOR _____

RECORDING NO.

VOL./PAGE

PORTION SE1/4 & SW1/4 OF SE1/4 SECTION 33, T24N, R6E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SUBDIVISION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S).

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

SQUAK MOUNTAIN LLC.

BY:

ITS:

EXISTING LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33;
THENCE SOUTH 89°10'17" EAST ALONG THE SOUTH LINE THEREOF 797.51 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°10'17" EAST ALONG SAID SOUTH LINE 1,159.15 FEET TO A POINT WHICH IS DISTANT 700.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION;
THENCE NORTH 02°02'06" EAST PARALLEL TO THE EAST LINE OF SAID SECTION 1,150 FEET, MORE OR LESS, TO THE CENTERLINE OF CABIN CREEK;
THENCE SOUTHWESTERLY ALONG THE CENTER OF SAID CABIN CREEK 1,000 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;
THENCE SOUTH 88°53'09" EAST ALONG SAID NORTH LINE 145 FEET, MORE OR LESS, THE EAST LINE OF SAID NORTH HALF;
THENCE SOUTH 02°12'33" WEST ALONG SAID EAST LINE 334.66 FEET TO THE SOUTH LINE OF SAID NORTH HALF;
THENCE NORTH 89°01'43" WEST ALONG SAID SOUTH LINE 543.45 FEET TO A POINT WHICH BEARS NORTH FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 337.36 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT 30 FEET WIDE FOR INGRESS, EGRESS AND UTILITIES, THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF WILDWOOD BOULEVARD SOUTH AND SUNRISE PLACE SOUTHWEST;
THENCE SOUTH 05°26'54" WEST ALONG THE CENTERLINE OF SAID SUNRISE PLACE SOUTHWEST 394.90 FEET TO THE TERMINATION OF SAID SUNRISE PLACE SOUTHWEST AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 05°26'54" WEST 43.66 FEET TO A TANGENT CURVE HAVING A RADIUS OF 315.63 FEET;
THENCE ALONG SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 26°44'00" 147.26 FEET;
THENCE SOUTH 21°17'06" EAST 132.98 FEET;
THENCE SOUTH 10°52'53" EAST 98.10 FEET TO A TANGENT CURVE HAVING A RADIUS OF 500.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT THROUGH AN ANGLE 17°20'13" 151.29 FEET;
THENCE SOUTH 28°13'06" EAST 192.47 FEET TO A TANGENT CURVE HAVING A RADIUS OF 30.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH AN ANGLE 04°58'42" 49.73 FEET;
THENCE SOUTH 66°45'36" WEST 202.48 FEET TO A TANGENT CURVE HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH AN ANGLE OF 26°46'37" 46.73 FEET;
THENCE NORTH 86°27'47" WEST 106.89 FEET TO A TANGENT CURVE HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 46°42'13" 81.51 FEET;
THENCE SOUTH 46°50'00" WEST 257.60 FEET TO A TANGENT CURVE HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH AN ANGLE OF 49°55'37" 43.57 FEET;
THENCE NORTH 83°14'33" WEST 35.75 FEET THROUGH A TANGENT CURVE HAVING A RADIUS OF 25.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT THROUGH AN ANGLE OF 105°34'55" 46.07 FEET;
THENCE SOUTH 08°49'28" EAST 81.25 FEET TO A TANGENT CURVE HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT THROUGH AN ANGLE OF 72°17'05" 63.08 FEET;
THENCE SOUTH 63°27'37" WEST 80 FEET, MORE OR LESS, TO A TERMINATION POINT ON THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT ANY PORTION LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT.

SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON.

ACKNOWLEDGMENT:

STATE OF WASHINGTON

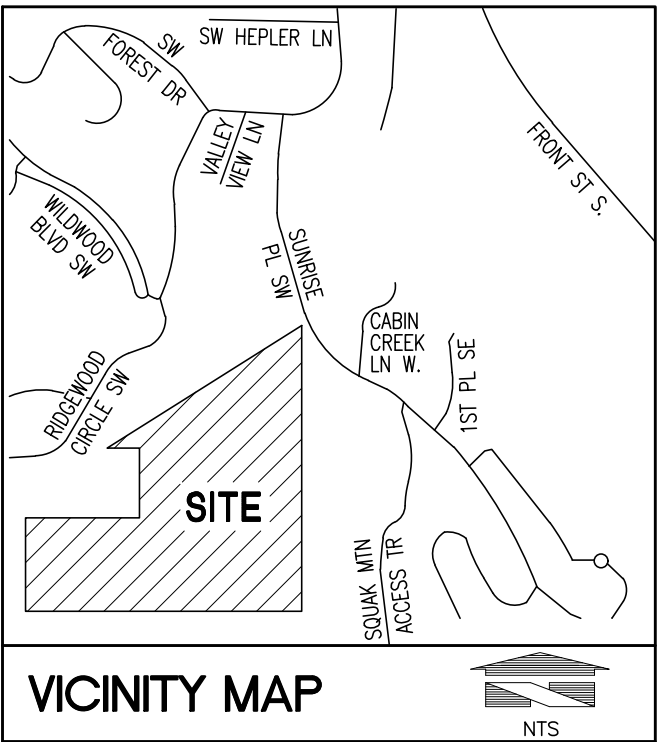
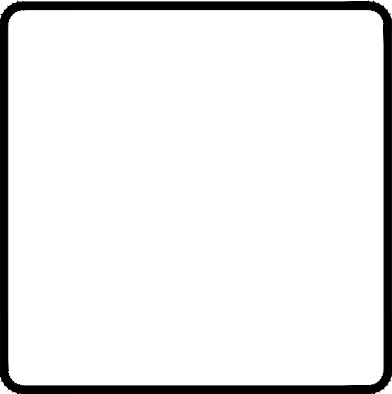
SS.

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS _____ OF SQUAK MOUNTAIN, LLC, TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
PRINTED NAME _____
COMMISSION EXPIRES _____



SQUAK MOUNTAIN SHORT PLAT

PORTION SE1/4 & SW1/4 OF SE1/4 SECTION 33, T24N, R6E, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS DAY OF, 20.....

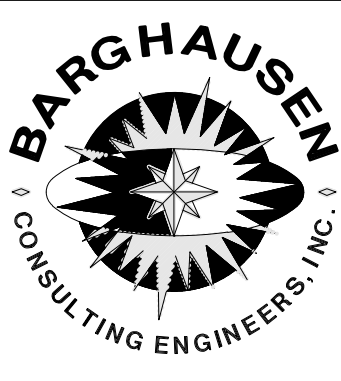
AT PM IN BOOK OF AT PAGE.....AT
THE REQUEST OF OWEN B. HILLE.

.....
MANAGER SUPT. OF RECORDS

LAND SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF SQUAK MOUNTAIN, LLC., IN JUNE, 2017.

OWEN B. HILLE, PLS #40016
11/13/2017
DATE



18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES

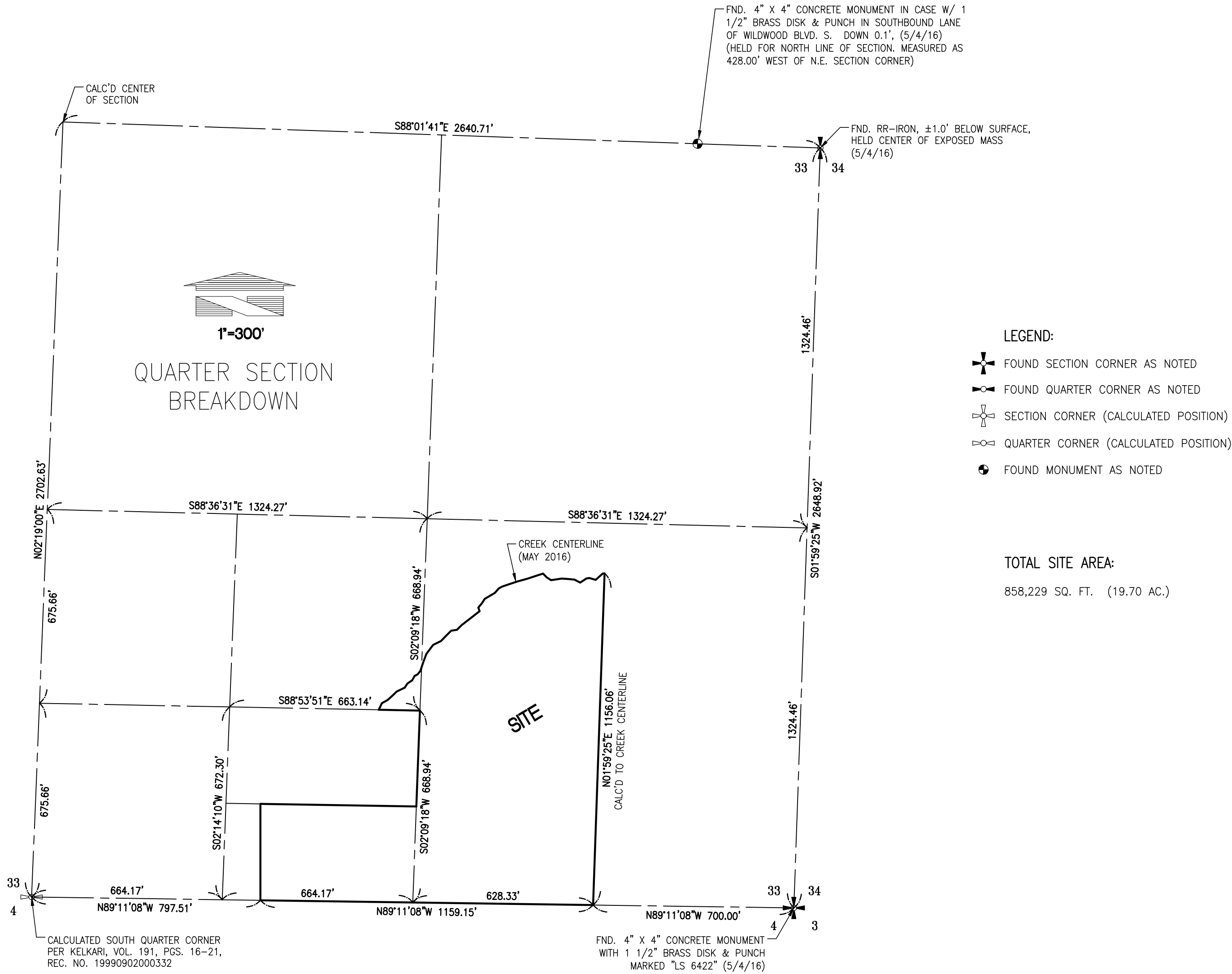
SQUAK MOUNTAIN ESTATES, LLC.
103 1118TH AVENUE SE, SUITE 200
BELLEVUE, WA 98005

DWN. BY	KMA	DATE	11/13/17	JOB NO.	18045
CHKD. BY	OBH	SCALE	N/A	SHEET	1 OF 4



SHORT PLAT NO. SP17-_____

RECORDING NO.	VOL./PAGE
PORTION SE1/4 & SW1/4 OF SE1/4 SECTION 33, T24N, R6E, W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON	



SURVEYOR'S NOTES:
BASIS OF BEARINGS: (NAD 83/91)
NORTH 05°23'52" WEST, AS MEASURED BETWEEN WSDOT MONUMENT 4658 (IS1793) AND WSDOT MONUMENT 4662 (IS1797).

VERTICAL DATUM: NAVD 88

VERTICAL BENCHMARK:
WSDOT MONUMENT 4658 (IS1793), BEING A FOUND 1 1/2" ALUMINUM DISK SET IN THE NORTHWEST CORNER OF A POWER VAULT AT THE NORTHERLY INTERSECTION OF MOUNTAIN SIDE DRIVE AND IDYLWOOD DRIVE S.W.
ELEV.=634.01 US FEET

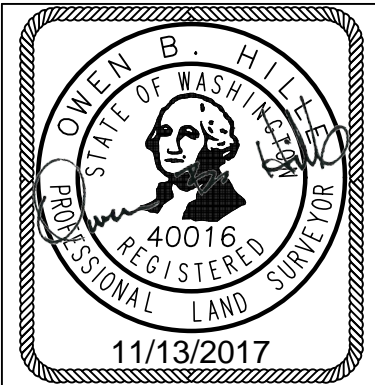
DATES OF SURVEY:
FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN MAY, 2016. ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

REFERENCE SURVEYS:
1. KELARI, A BINDING SITE PLAN, REC. NO. 19990902000332

PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A TOPCON PS AND A TOPCON GR-5 SUPPLEMENTED WITH FIELD NOTES, WAS PERFORMED, ESTABLISHING THE ANGULAR, VERTICAL AND DISTANCE RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

SQUAK MOUNTAIN SHORT PLAT

PORTION SE1/4 & SW1/4 OF SE1/4 SECTION 33, T24N, R6E, W.M.
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BARGHAUSEN
CONSULTING ENGINEERS, INC.

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SQUAK MOUNTAIN ESTATES, LLC. 103 1118TH AVENUE SE, SUITE 200 BELLEVUE, WA 98005		
DWN. BY KMA	DATE 11/13/17	JOB NO. 18045
CHKD. BY OBH	SCALE 1" = 300'	SHEET 2 OF 4



SHORT PLAT NO. SP17-_____

EXISTING SITE CONDITIONS

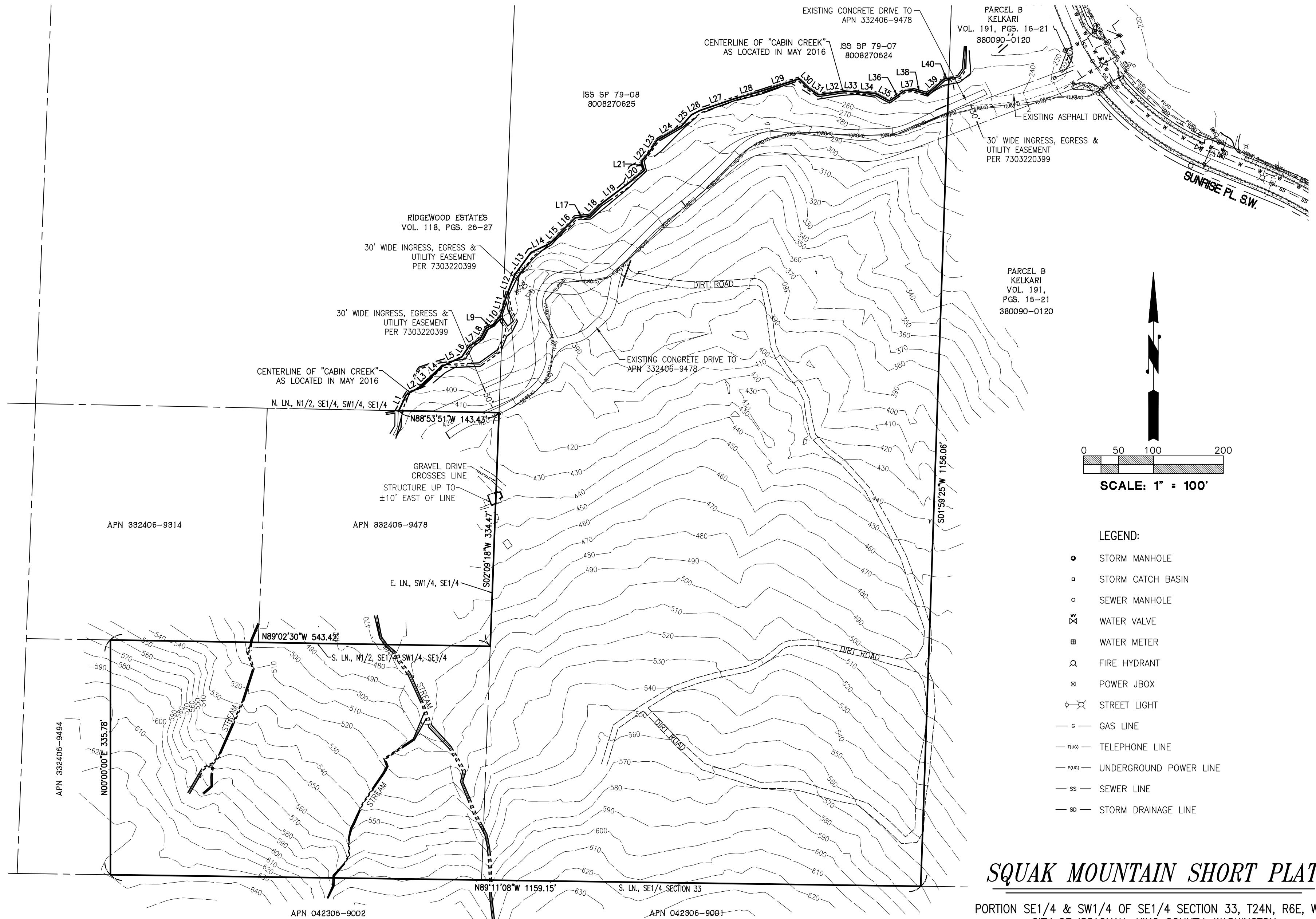
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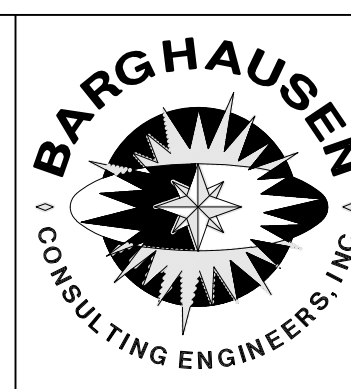
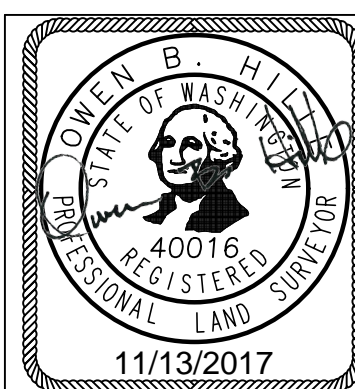
LINE TABLE		
LINE	DIST	BEARING
L1	25.38'	N25°23'11"E
L2	22.54'	N60°53'08"E
L3	21.70'	N47°44'26"E
L4	21.92'	N46°11'40"E
L5	30.82'	N64°19'28"E
L6	17.40'	N33°33'01"E
L7	20.03'	N55°55'34"E
L8	17.26'	N28°26'07"E
L9	11.61'	N63°14'58"E
L10	15.28'	N39°22'25"E
L11	32.13'	N17°48'53"E
L12	31.24'	N21°23'07"E
L13	39.23'	N36°09'37"E
L14	30.63'	N64°39'13"E
L15	23.20'	N43°04'38"E
L16	27.68'	N45°21'20"E
L17	20.13'	N81°58'08"E
L18	22.61'	N44°36'08"E
L19	48.21'	N52°48'17"E
L20	31.87'	N51°16'36"E
L21	13.10'	N20°06'31"W
L22	19.23'	N39°29'56"E
L23	18.66'	N32°44'47"E
L24	40.86'	N59°35'59"E
L25	21.18'	N41°39'29"E
L26	13.54'	N62°40'40"E
L27	53.75'	N71°21'41"E
L28	37.05'	N74°12'06"E
L29	58.16'	N72°00'07"E
L30	17.90'	S44°30'57"E
L31	18.24'	S56°31'15"E
L32	36.83'	N81°41'21"E
L33	17.89'	S86°15'48"E
L34	27.15'	S84°59'45"E
L35	22.87'	S62°06'13"E
L36	26.46'	N55°37'05"E
L37	10.38'	N84°01'17"E
L38	22.77'	S74°09'54"E
L39	32.94'	N47°52'25"E
L40	6.43'	N85°54'54"E
L41	18.50'	N46°43'31"W
L42	21.00'	N43°16'29"E
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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
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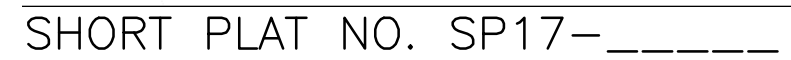


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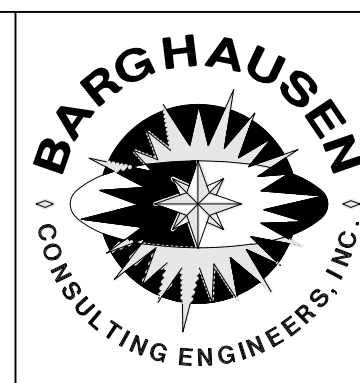
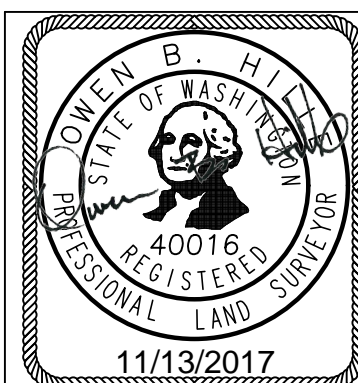
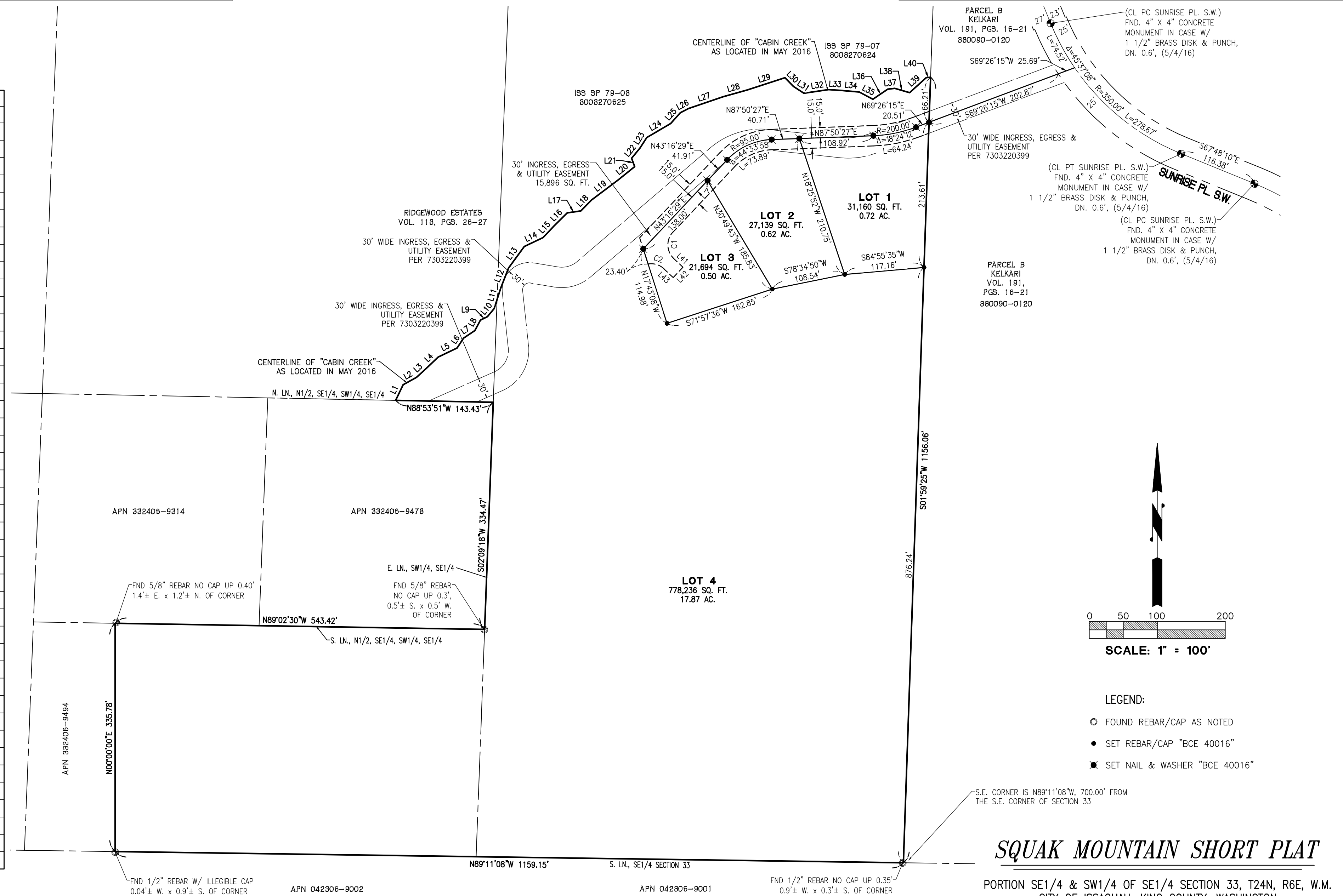
DWN. BY	KMA	DATE	11/13/17	JOB NO.	18045
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